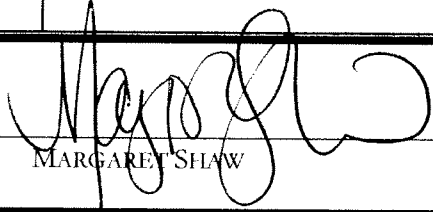




AFFORDABILITY IMPACT STATEMENT
 NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
 CITY COUNCIL AGENDA: JUNE 18, 2008 CASE NUMBER: C2O-2008-008

PROPOSED CODE AMENDMENT:	AMEND THE RESIDENTIAL DESIGN STANDARDS (SUBCHAPTER F)
IMPACT ON REGULATORY BARRIERS TO HOUSING DEVELOPMENT	<input type="checkbox"/> INCREASE <input checked="" type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
IMPACT ON COST OF DEVELOPMENT	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
IMPACT ON PRODUCTION OF AFFORDABLE HOUSING	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	<p>THE PROPOSED AMENDMENTS TO THE RESIDENTIAL DESIGN STANDARDS ORDINANCE ARE PROJECTED TO</p> <ul style="list-style-type: none"> • MODERATELY DECREASE REGULATORY BARRIERS AND MODERATELY INCREASE LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT, AND • HAVE NO SIGNIFICANT IMPACT ON COST OF DEVELOPMENT OR PRODUCTION OF AFFORDABLE HOUSING. <p>THE TASK FORCE HAS RECOMMENDED:</p> <p>EXPAND RDCC AUTHORITY TO ALLOW SMART HOUSING CERTIFIED SUBDIVISIONS WITH A MINIMUM OF 12 LOTS ON AT LEAST ONE ACRE WITH AT LEAST 40% OF AFFORDABLE UNITS TO APPLY FOR MODIFICATION OF:</p> <ol style="list-style-type: none"> 1. SIDEWALL ARTICULATION, AND/OR 2. SETBACK PLANE <p>IN ADDITION, A RECOMMENDATION TO AMEND APPLICABILITY OF SIDEWALL ARTICULATION TO BUILDINGS 36' IN LENGTH AND 9' FROM A PROPERTY LINE, WILL ALSO HAVE A MODERATELY <u>POSITIVE IMPACT</u> ON REGULATORY BARRIERS TO AFFORDABLE HOUSING DEVELOPMENT. ARTICULATION REQUIREMENTS CONSTRAIN 2-STORY DEVELOPMENT ON NARROW LOTS, AND THE PROPOSED CHANGE WILL LESSEN THIS IMPACT.</p>
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	N/A

OTHER HOUSING POLICY CONSIDERATIONS:	NHCD WILL CONTINUE TO WORK WITH WPDR STAFF TO IDENTIFY AN ALTERNATE METHOD OF COMPLIANCE FOR THE TOPOGRAPHIC SURVEY REQUIREMENT, WHICH ADDS EXPENSE TO BUILDING PERMIT SUBMITTALS.
DATE PREPARED:	JUNE 6, 2008
<div data-bbox="168 562 565 594">ACTING DIRECTOR'S SIGNATURE:</div> <div data-bbox="581 457 1010 667"></div> <div data-bbox="613 604 824 636">MARGARET SHAW</div>	